

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
SEPTEMBER 4, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

ABSENT: Cone, Salas

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|-----------------------------------|
| 1. Case No. 2013-250 | 3903 N. St. Mary's |
| 2. Case No. 2013-271 | 430 Austin |
| 3. Case No. 2013-277 | 515 Kendall Way |
| 4. Case No. 2013-034 | 312 Pearl Pkwy, Bldg. 4, 5, and 6 |
| 5. Case No. 2013-276 | 321 Alamo Plaza |
| 6. Case No. 2013-282 | 604 – 606 Mission St. |
| 7. Case No. 2013-174 | 801 – 815 S. St. Mary's |
| 8. Case No. 2013-270 | 221 W. Mistletoe |
| 9. Case No. 2013-275 | 5800 Hemphill Dr. |
| 10. Case No. 2013-273 | 136 E. Grayson |
| 11. Case No. 2013-283 | 408 E. Houston |
| 12. Case No. 2013-238 | 1101 Iowa |
| 13. Case No. 2013-279 | 631 E. Guenther |

Items 1, 6, 11, and 13 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Laffoon to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2013-250

Applicant: Raul Zuniga

Address: 3903 N. St. Mary's

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct an addition to the existing Animal Care Facility at the San Antonio Zoo. The existing facility, which was constructed c.1971, is 2,635 square feet and the proposed addition would be 1,054 square feet including a new animal surgery room, pharmacy and additional lab space. The existing building has 8" concrete masonry unit walls that are painted and a concrete waffle roof structure. The proposed addition will also have 8" concrete masonry unit walls that are painted and an updated structure steel roof system and a prefinished standing seam metal roof. The proposed addition will be constructed on the south façade of the existing building which contains the building's primary entrance.

FINDINGS:

- a. This request came to the HDRC on August 21, 2013, but was postponed due to a Commissioner recusal and loss of a quorum.
- b. The existing Animal Care Facility was constructed later than most of the structures at the San Antonio Zoo and is outside the Zoo's period of significance. Staff finds that it is not a contributing structure to the Zoo's historic significance.
- c. The proposed use of 8" concrete masonry units for the new addition is compatible with the materials of the existing structure, consistent with the Historic Design Guidelines for Additions, Section 3.A.i.
- d. The proposed addition will be constructed to the front of the existing building which is not consistent with the Historic Design Guidelines for Additions 2.A.ii. However, in this particular case, the primary detailing on the building occurs just below the roofline along the east and west sides of the structure where the concrete waffle roof structure is visible and the proposed addition leaves these elements exposed.
- e. The proposed addition incorporates an entrance with a flat cantilevered awning very similar to the existing building entrance.
- f. The footprint of the proposed addition represents less than half the footprint of the existing structure, consistent with the Historic Design Guidelines for Additions, Section 2.B.ii.

Staff recommends approval as submitted based on findings b through f.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Laffoon to approve as submitted based on findings b through f.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Connor

NAYS: None

RECUSED: Feldman

THE MOTION CARRIED.

6. HDRC NO. 2013-282

Applicant: Michelle R. Nasser

Address: 604 – 606 Mission St.

The applicant is requesting a Certificate of Appropriateness for approval to install a 3-foot, cedar and wire fence in the front yard of the property at 604/604 Mission Street.

FINDINGS:

- a. The applicant previously received HDRC approval to install a post and wire front yard fence on September 5, 2012. Images submitted by the applicant at that time represented ornamental garden wire spread between rough-hewn cedar posts.
- b. In June of 2013, the current front yard fence was installed to consist of dimensional lumber including a top and bottom rail. The applicant was required to return to the HDRC for approval of the fence as installed.
- c. Staff finds that front yard fences are common within the King William Historic District, and that other properties on this block of Mission Street feature front yard fences. This is consistent with the Guidelines for Site Elements 2.B.ii.
- d. The proposed materials are consistent with the style of materials of the main structure which is a single-story, stucco, craftsman duplex. This is consistent with the Guidelines for Site Elements 2.B.i.

e. As constructed, the requested fence features poor craftsmanship. The posts are not a uniform height, the top rails are not level, and the posts are not arranged in a straight line. The wood may also require additional treatment to prevent deterioration.

Staff recommends approval with the stipulations that the fence posts are installed at a uniform height so that the top rails are level and that the posts are better aligned for uniformity based on finding e.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Connor to deny applicant's request.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2013-283

Applicant: Nick Naik

Address: 408 E. Houston

The applicant is requesting conceptual approval to:

1. Demolish three individual landmarks.
2. Construct a new 10 story hotel. The proposed hotel will be clad in brick and stucco and will have a rooftop pool.

FINDINGS:

- a. A demolition application for the three buildings at 408-416 East Houston was approved by HDRC on October 17, 2007. At that time it was determined that the buildings had lost their significance and that the original storefronts, believed to have been in place behind the false fronts at the time of designation, are no longer extant and most of the original material has been replaced. The proposed replacement building received approval from HDRC on November 5, 2008. The approved 14 story hotel design was never built and the applicant is returning to receive HDRC approval on a different design.
- b. The project was reviewed by the Design Review Committee on August 13, 2013. At that time, there was concern regarding windows facing the Maverick building to the west and the interruption of the pedestrian sidewalk by the driveway. The applicant was encouraged to study the possibility of vehicular access through College Street, articulation on the lower floors facing College Street and provide more indication of mechanical systems.
- c. Although as proposed, the driveway transparency and finishes will enhance the pedestrian experience, careful consideration should be taken to not detract or cause adverse effect with the interruption of the sidewalk and the introduction of a driveway.
- d. The proposed building is significantly higher than the historic building to the east, however the design incorporates wall-plane offsets and other variations in building massing to provide a visual transition consistent with the Guidelines for New Construction.
- e. According to the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. As presented, the proposed windows' width to height ratio is not consistent with the windows on adjacent buildings.

f. Blank walls, particularly on elevations visible from the street should be avoided. According to the Guidelines for New Construction no façade should exceed 40 linear feet without being penetrated by windows, entryways or other defined bays. The proposed south and east elevations are not consistent with the guidelines as presented. Articulation on these facades should be explored in order to avoid having large expanses of blank walls.

Staff recommends conceptual approval based on the findings above with the following stipulations:

1. The possibility of vehicular access through College Street is explored
2. The fenestration pattern along the west side of the front facade is revised to align as close as possible to the adjacent Maverick building.
3. Window proportions follow nearby historic facades
4. More articulation is incorporated on the east and south elevations to avoid large expanses of blank walls
5. Information on location of mechanical systems is submitted during final approval

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Shafer to grant conceptual approval with stipulations:

1. The possibility of vehicular access through College Street is explored
2. The fenestration pattern along the west side of the front facade is revised to align as close as possible to the adjacent Maverick building.
3. Window proportions follow nearby historic facades
4. More articulation is incorporated on the east and south elevations to avoid large expanses of blank walls
5. Information on location of mechanical systems is submitted during final approval

AYES: Judson, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

RECUSED: Laffoon

THE MOTION CARRIED.

13. HDRC NO. 2013-279

Applicant: William McDonald

Address: 631 E. Guenther

The applicant is requesting conceptual approval to:

1. Construct a 1,458 sf addition to the house at 631 E Guenther. The new construction will be pier and beam to match the floor height of the original house. Largely arranged to the north (side) of the original house, the additional will set back from the front façade and feature a new street-facing porch and gabled dormer. The entire addition, however, will be sited behind an existing privacy fence. Proposed materials are hardi board siding with similar dimensions and profile as the original house, hardi shingles, stucco skirting, and galvalume standing seam metal roof with crimped ridge seam. The original house will be reroofed as well to match. Proposed new windows are wood, double hung and fixed windows.

2. Remove a non-contributing dormer on the rear of the house and construct a new dormer, similar to the one found on the front of the house. Railings around a flat-roofed addition at this location are proposed.

FINDINGS:

a. The Hilmar Guenther House at 631 E Guenther was constructed circa 1900 in the Folk Victorian style. The house is positioned on a large double lot and has a large side yard. A shed roof addition and shed dormer have been built onto the rear of the house.

b. In general, residential additions should be sited to the side or rear whenever possible. As submitted, the proposed addition is largely arranged to the side of the original house. An approximate 20-foot setback from the front plane of the original house helps to reduce the addition's dominance from the street and provides clear transition between the old and

new. The new roofline will tie into the original structure behind an existing side gable as to not obscure any significant architectural features. This is consistent with the Guidelines for Additions 1.A.i, 1.A.iv and 1.B.i.

c. As submitted, the proposed addition is approximately 1,458 sf (excluding porches). Due to the large lot and size of the yard, the proposed addition does not overwhelm the site. According to the Guidelines for Additions 1.B.iv, residential additions should not be so large as to double the existing building footprint, regardless of lot size. The existing house is approximately 2,305 sf (excluding porches), which meets this guideline. However, due to the placement of the addition predominately to the side of the original structure, further attempts to reduce the addition footprint would be more consistent with this guideline. The applicant has agreed to remove the proposed shed from the design in an initial effort to reduce the size of the addition.

d. As submitted, the proposed height of the addition is subordinate to the height of the original house. Also, the proposed setback from the front plane of the house will help to reduce how tall the additional appears to be from the street. This is consistent with the Guidelines for Additions 1.B.v.

e. The proposed materials, although synthetic, will mimic the appearance of wood siding and shingles. The applicant has indicated that a smooth finish hardi product with similar dimensions as the wood siding on the original house will be used. This is consistent with the Guidelines for Additions 3.A.i.

f. The proposed metal roof meets the guidelines for metal roofs outlined in the Guidelines for Additions 3.A.ii.

g. The proposed new construction features architectural details which reference the original house, such as the proposed porch and gable details. This is consistent with the Guidelines for Additions 4.A.i. and 4.A.ii.

h. The Guidelines for Additions 4.A.ii. also address window openings. The applicant has worked with staff to develop the street-facing fenestrations. Drawings submitted on August 28, 2013 are consistent with this Guideline.

i. Staff finds that the proposed work to the rear dormer of the original house will be a more appropriate addition than the current conditions, and is consistent with the Guidelines for Additions 1.A.iii.

j. As submitted, a non-heritage tree will be removed for the addition. A large pecan tree and palm tree are protected in the design. Any tree removal will require a permit from the City Arborist.

Staff recommends conceptual approval with the stipulation that future revisions to the design include further reduction to the building footprint. Revised drawings will be required prior to an application for a Certificate of Appropriateness for final approval.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to refer to the Design Review Committee.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2013-267

Applicant: San Antonio Conservation Society

Address: 411 E. Cesar Chavez

The applicant is requesting a Finding of Historic Significance for the Univision Building at 411 E Cesar Chavez. The Univision building was constructed in 1955 as the headquarters for KCOR-TV, Channel 41. The property has been used continuously as a television studio, and Univision occupied the building until recently when the station relocated.

FINDINGS:

a. The Univision building at 411 E Cesar Chavez meets more than the three required criteria for landmark designation, as per UDC Section 35-607, and is eligible for a Finding of Historic Significance (see citations above).

- b. The KCOR-TV station was constructed in 1955. It is a two story, L-shaped, brick and stucco building with a flat roof. The building has an original entrance on the south façade articulated by a full-height portion of aluminum storefront glazing, oriented towards E Cesar Chavez Blvd. Additional horizontal windows are located on the 2nd-story portion of the south and north facades. The building has no other windows other than those found in a non-historic, 2-story addition to the northwest corner of the building. The eastern ell of the original structure features a second-level stucco mass resting on a first-level brick podium. Little architectural detail or ornamentation exists elsewhere in the original structure. A later rear addition is located adjacent to the existing surface parking lot and has served as the main entrance until recently.
- c. The Designation and Demolition Committee performed a site visit on August 28, 2013. At that meeting, staff briefed the committee on the building's history. The three members present agreed that the original 1950's construction was eligible for landmark designation. The committee members present were interested to see if the building could somehow be incorporated into the proposed development. The later rear addition was determined to be non-contributing and would not be considered a part of any potential designation.
- d. A request for new construction of a 350-unit, multifamily development, which constituted the demolition of the Univision Building, was given conceptual approval by the HDRC on May 15, 2013. At that hearing, the history of the building was included in Staff's recommendation. When questioned about the feasibility of retaining the building, the developer stated on record that preserving it in place would significantly impact the developer's ability to achieve the number of units required to meet a reasonable rate of return. Given the fact that the existing telecommunications yard was to remain in use on the site, the HDRC felt that it was appropriate to memorialize the KCOR-TV studio building with some sort of interpretive element near the telecommunications yard. This was included as one of ten stipulations added to the conceptual approval.
- e. A demolition application for the Univision building was submitted by the developer of this property on August 16, 2013. If a Finding of Historic Significance is not approved by the HDRC, a demolition permit may be issued.
- f. The HDRC may approve a Finding of Historic Significance without the consent of the property's owner. According to UDC Section 35-607(b)(1), owner consent for historic landmark designation shall be required unless a City Council resolution to proceed with the designation has been approved. If a Finding of Historic Significance for 411 E Cesar Chavez is approved by the HDRC, the HDRC shall direct its secretary, the Historic Preservation Officer, to request City Council resolution to proceed with the designation.

Staff does not recommend approval. The Univision Building at 411 E Cesar Chavez is eligible for a Finding of Historic Significance based on the UDC requirements. However, considering the circumstances in which conceptual approval for the proposed new development has previously been given, the HDRC should weigh the architectural significance of the building and its cultural interpretation against the proposed development. If a Finding of Historic Significance is not approved by the HDRC, staff recommends that the structure be documented with 35mm black and white photography prior to demolition and that the negatives and contact sheets be filed with the Office of Historic Preservation, the San Antonio Conservation Society, and any other interested parties.

Sue Ann Pemberton, San Antonio Conservation Society President, read into the record a letter of support for the Finding of Historic Significance for the Univision Building. Ms. Pemberton indicated that the Texas Historical Commission has determined that the Univision Building is eligible for listing in the National Register of Historic Places. The Univision Building qualifies as an architectural landmark, under Criterion C, in the area of Architecture. It is eligible under Criterion A, in the area of Communications and Ethnic Heritage for its association with Spanish-language television broadcasting in San Antonio, and probably under Criterion B, in the areas of Communications and Ethnic Heritage for its association with Raoul Cortez

Luis Patino, representative for Univision Communications Inc., Sr. Vice-President, stated Univision opposes historic designation for 411 E. Cesar Chavez. The building is not what constitutes historic relevance of Univision in San Antonio. The building is not structurally sound and several additions have been made. The steel tower will remain.

Bill Kaufman, representative for Greystar, spoke in opposition of historic designation. The building was not on an inventory list subject to be designated. The case has appeared before committee and commission on four occasions. Significance of the site is the tower. Greystar and Univision have committed to memorialize the site

Commissioner Shafer stated a correction should be made to the report for the site visit by the Designation Committee. The report indicates that three of the committee members present agreed that the original construction was eligible for historic designation. The correction should indicate that two members were in agreement and one committee member reserved opinion until further discussion.

Sue Ann Pemberton, San Antonio Conservation Society, indicated that SACS does not oppose development of the site but does request that the building be incorporated into the development. Conceptual approval for the project was granted prior to the investigation of whether or not the building was significant. San Antonio Conservation Society believes that the process was violated.

Commissioner Guarino stated the building is a very good example of Mid Century Architecture. The buildings historic significance continues with the survival and growth of the network and which is not leaving San Antonio. Commissioner Guarino expressed concern if development was pushed up towards St. Mary's then the view of another set of landmarks is compromised being Huizar Park, Wolf House and the beginning gate way to King William. Commissioner Guarino further stated he would like to see considered whether or not the developer's architect can achieve the density by retaining the original footprint of the building.

Commissioner Connor stated he is supportive of development in the inner city and the Mayor's vision in putting residential units downtown but very much in support of preservation of major landmarks. The Univision building is a fine example of Mid Century design of which San Antonio has precious few.

Commissioner Valenzuela stated he is in favor of a finding of Historic Significance.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Shafer to grant denial of a finding of Historic Significance for 411 E. Cesar Chavez.

AYES: Judson, Laffoon, Guarino, Shafer, Feldman

NAYS: Zuniga, Valenzuela, Connor

THE MOTION CARRIED.

15. HDRC NO. 2013-253

Applicant: ADA Inc.

Address: 654 Leigh St.

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residence on a vacant lot at 654 Leigh St. The lot is located on a cul-de-sac, and has an existing concrete approach and driveway. The proposed new construction has a footprint of approximately 1,361 sf. The design features a single-slope, standing seam metal roof with exposed rafter ends, a stucco and clapboard exterior, an inset front porch with shed roof over the entry, fixed aluminum windows, horizontal sliding aluminum windows, and an inset second-floor balcony with wood railings. The balcony is accessed by series of French doors on the 2nd floor. The existing driveway will remain as is with the addition of a decomposed granite parking pad will be installed in front of the home which will be screened with plantings. Existing significant pecan trees and a heritage pecan tree towards the front of the property will be retained.

FINDINGS:

a. This request was reviewed by the Design Review Committee on August 27, 2013. At that meeting, the applicant presented an updated site plan which showed no trees to be removed. There was still concern that potential excavations would impact the mature pecan trees on site. The applicant stated that the building footprint to lot ratio was at 35%. Staff brought up issues related to footprint, fenestration pattern and roof form that were identified in the staff report. The applicant was willing to explore all of these areas and was in the process of revising the drawings. One major revision to the design included extending the front, street-facing façade to enclose the spiral staircase. Revised elevation drawings were not presented at that time. The applicant indicated that the fenestration pattern on the front façade would be developed for

consistency with nearby properties. The committee encourage the applicant to further develop the fenestration pattern. One suggestion was to replace the large windows on the 2nd floor balcony area with French doors. The applicant indicated that the entire building may be stucco. He was instead encouraged to use a combination of compatible materials to break of the large facades, particularly the east façade which faces I-37. The applicant was also encouraged by the committee members to remove the false parapet wall from the design in favor of a single slope roof with a lower pitch than was previously shown.

- b. The proposed building footprint takes up a large portion of the existing lot, and appears to have a 40% building to lot ratio, and is consistent with the Guidelines for New Construction 2.D.i. The addition of new impervious cover outside of the building footprint should be avoided in order to maintain compliance with the Historic Design Guidelines.
- c. The applicant has indicated that the existing concrete driveway will remain as is. Decomposed granite will be installed throughout the yard and should incorporate plantings. This would not increase the amount of impervious coverage.
- d. Many existing lots on this block of Leigh Street are vacant. A large vacant area to the north of this property will be developed by the San Antonio Housing Authority in the future. Intact nearby properties feature small, one-story houses with craftsman and folk Victorian influences. The adjacent lot immediately to the west features a one-story minimal traditional house with some alterations. A major highway runs immediately adjacent to the east.
- e. As submitted, the proposed front yard setback and building orientation are consistent with nearby historic properties. The proposed new construction will be feature a greater setback from the street than the neighboring historic property. This conforms to the Guidelines for New Construction 1.A.
- f. No historic properties on the this block of Leigh Street are more than 1 story tall, although there are nearby examples of taller new construction. A new building that is only a single story would be the most consistent with the Guidelines for New Construction 2.A.i. Generally, if a two-story building is desired, the overall profile should be reduced in order to be more compatible with nearby historic properties.
- g. As submitted, the proposed new construction features a single slope roof with the taller end oriented towards the highway. Removing the parapet from the previous design, per DRC recommendation, has reduced the overall profile of the structure. However, the single sloped roof is a departure from existing conditions found in nearby historic properties and is not consistent with the Guidelines for New Construction 2.B.i.
- h. As submitted, the proposed new construction features fixed aluminum windows and horizontal sliding aluminum windows. New construction should feature a fenestration pattern that is in consistent with those found in nearby historic properties in order to conform to the Guidelines for New Construction 2.C.i. The proposed windows should feature traditional window sizes and configurations in order to conform to this guideline. The proposed square, fixed windows on the front façade do not meet this guideline.
- i. The proposed materials of stucco, wood and standing seam represent materials commonly found in the Lavaca Historic District and are consistent with the Guidelines for New Construction 3.A.i. The proposed hardi siding on the east façade is also consistent provided that it feature traditional siding dimensions and have a smooth finish instead of a faux wood grain texture.
- j. The applicant has indicated that he intends to preserve the large pecan trees on site, including a heritage pecan. The potential impact on those trees should be considered by the HDRC. The applicant has been encouraged to avoid excavation around the root zones. Trees should be protected throughout the construction process. Any tree removal will require a permit from the City Arborist.

Staff does not recommend approval based on findings g and h. The roof form and fenestration pattern should be further developed for consistency with the Historic Design Guidelines.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve with the stipulations that the roof form be altered from a single slope and that one-over-one windows with traditional dimensions be used on the front façade based on findings g and h.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2013-278

Applicant: King William Historic District

Address: 623 Mission

The applicant is requesting a Certificate of Appropriateness to replace a double door side entrance with two, small, fixed picture windows similar to others that exist in the structure.

FINDINGS:

- a. The house at 623 Mission Street was constructed circa 1920 in the Craftsman style. The existing double door side entry may be original to the structure, although this could not be confirmed through Sanborn Maps or other historical documentation. The doors are framed with wood trim and open to a concrete stair. Typically in Craftsman construction, this entrance would have been covered with a porch or awning. Because of these circumstances, staff does not believe the doors to be original.
- b. According to the applicant, small windows instead of doors are desired due to security concerns. The windows to be installed will match other small windows found on the house.
- c. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, historic door opening should be preserved. Filling in a majority of the door openings to fit a small picture window would not be consistent with this guideline.
- d. One-over-one wood windows are more common in this structure. Filling in the door openings with one-over-one wood windows similar to those located adjacent to the door opening, would be more consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i because it would require less alterations to the dimensions of the openings.
- e. New windows should match historic windows found on the structure in terms of size, type, configuration, material, form, appearance, and detail, consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv.

Staff recommends approval with the stipulation one-over-one wood windows, similar to the ones adjacent to the existing doors, be used instead of the proposed small, fixed windows based on findings a through e.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve with stipulation the horizontal datum is installed underneath the windows with matching siding.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2013-280

Applicant: Laura Berjon

Address: 600 E. Market

The applicant is requesting a Certificate of Appropriateness for approval to install a 2' x 3' blade sign to a column at the entry to a parking garage at the Grand Hyatt. This is a revision to a previous request for signage at this location.

FINDINGS:

- a. The applicant recently requested a sign at this location in addition to a second valet parking sign for Ruth's Chris on Market Street on August 7, 2013. The HDRC approved only one of these two signs on Market Street, and the applicant was allowed to choose which sign was preferred. The applicant opted to install the valet parking sign and is again requesting the blade sign which has been revised to be smaller than the one previously proposed at the garage entrance. (The previously-requested blade sign was larger, at 5' x 3' 5").
- b. To date, the applicant has received approvals for signage at 3 locations for the Ruth's Chris restaurant: a freestanding sign on the River Walk, a sign at the valet parking area on Market Street, and signage on the four-sided totem with visibility from Market Street. The proposed blade sign would be the fourth sign for the restaurant and the third with visibility on Market Street.
- c. The proposed sign exceeds the total recommended number of signs. An additional parking sign specific to the restaurant is not needed at this location because directional signs for the parking garage at the Grand Hyatt already exist.
- d. At the previous hearing, the applicant was encouraged to work with the building owner regarding a master signage plan for its tenants. Tenant-specific parking signs would be best addressed by a master signage plan.

Staff does not recommend approval based on findings a through d.

COMMISSION ACTION:

The motion was made by Commissioner Betty and seconded by Commissioner Zuniga to approve as submitted.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2013-213

Applicant: Alfonzo Fernandez

Address: 1023 E. Southcross

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a new sales area for a used car lot. The proposed area will be 173'x60' and will be covered with loose asphalt gravel. It will be screened with an existing 6' tall metal fence and two landscape areas at each corner of the property. The parking area closest to the street will be 5' from the fence line.
2. Construct a new office. The proposed office will be approximately 200 sq. ft. with a metal gable roof and will be clad in hardie board siding. A 5' wide ADA ramp will lead to the front door for the office.
3. Install a concrete walkway from the existing sidewalk, through the sales area to the office. The proposed walkway will be 5 ft. wide.
4. Install a break patio and a children playground to the north of the property. The proposed break patio will be 20'x15' and will be covered with a 15'x15' wood frame gazebo. The proposed gazebo will have a standing seam metal roof.
5. Install a 12 ft. tall double post double sided sign. The proposed sign will be 48 sq. ft. total.

FINDINGS:

- a. Work was begun without approvals or appropriate permits. The office building, playground, gazebo, signage and parking area were installed on a vacant lot without a Certificate of Appropriateness.

- b. According to the Guidelines for New Construction, front facades of new buildings should align with front facades of adjacent buildings where a consistent setback exists. If there is a varied setback a median should be used. The proposed office does not align with the front setbacks of the existing adjacent structures and sits further back than any other structure on the block. As proposed, the new office will break continuity along the street and its location is not consistent with the guidelines.
- c. According to the Guidelines for New Construction, off-street parking areas should not be placed within the front yard setback; rather parking areas should be located at the rear or side of primary structures and set back as far as possible from the right of way. The proposed parking area is located within the front yard and will disrupt the continuity of the streetscape and adversely affect the pedestrian experience.
- d. Although the proposed parking area is consistent with table 672-1 Maximum Percent Coverage of Lot Line, it is not consistent with the screening requirement. According to the UDC Section 35-672 (3)(B) and 35-673 (m)(1), parking lots located within a 20 ft. setback from a property line adjacent to the public right of way must be screened with a landscape buffer.
- e. The proposed walkway will meet the sidewalk at an angle, although this block of Southcross does not have a consistent pattern for walkways, the majority of the walkways on this block are linear. This detail is not a commonly used detail in historic districts and is not appropriate at this location.
- f. Consistent with the Guidelines for Site Elements, ramps should be visually unobtrusive and have minimal impact when visible from the right of way. Ramps should also be screened using appropriate landscape materials. As presented, the ramp will be highly visible from the street will have a high visual impact since no screening is included. The location of the ramp and the lack of screening is not consistent with the guidelines.
- g. Although the proposed sign is consistent with the Guidelines for Signage square footage and number of signs, freestanding signs should be no taller than 6 ft. in order to maintain the pedestrian orientation of historic districts. Since there is an existing 6 ft. front yard fence at the front property line, lowering the sign might not be possible. If this is the case, then mounting the sign on the fence might be more appropriate. Work was begun without approvals or appropriate permits. A small office, gazebo, playground, parking lot and signage were installed on a vacant lot without a Certificate of Appropriateness.

1. Staff recommends approval with the stipulation that the parking lot is screened with a landscape buffer based on finding d.
2. Staff does not recommend approval as submitted based on findings a, b and f.
3. Staff does not recommend approval as submitted based on finding e.
4. Staff recommends approval as submitted.
5. Staff recommends approval based on finding g with the stipulation that the sign is no taller than 6 ft. If reducing the height of the sign is not possible, then staff recommends that the sign is mounted on the fence.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve with stipulations:

Items 1 – 4 approved as submitted.

Item 5 – Approved with the stipulation that the signage not be taller than 6 feet. If reducing the height of the sign is not possible, then sign should be mounted on the fence.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2013-268

Applicant: Jesus Cardenas

Address: 344 North Dr.

The applicant is requesting a Certificate of Appropriateness for approval to install solar screens on an aluminum frame. The proposed screen material will be black woven synthetic fabric.

FINDINGS:

- a. The house at 344 North Drive is a contributing structure to the Monticello Park Historic District.
- b. The proportion, shape, pattern and size of window screens help convey the style and period of a building and contribute to its overall character. Although the existing window screens are likely not original to the structure, the proposed solar screens do not match the existing screening material and will highly detract and adversely affect the integrity of the historic structure. The installation of black solar screens is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.ix.

Staff does not recommend approval as submitted. If energy efficiency is a concern, staff recommends that other less invasive measures such as installing a clear low-e film or insulation are explored.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Valenzuela to grant denial of applicants request based on findings a and b.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

20. HDRC NO. 2013-247

Applicant: Frank Valadez

Address: 106 Alamo Plaza

The applicant is requesting conceptual approval to:

- 1.Repaint all metal work including railings and window frames;
- 2.Clean and repair cast stone sills;
- 3.Powerwash stone and stucco façade;
- 4.Repair and repaint canopy ceiling;
- 5.Install recessed lighting under canopy;
- 6.Install new double door for egress in existing storefront facing Commerce Street;
- 7.Install new double door for egress in existing storefront facing Alamo Street;
- 8.Reduce the width of the existing canopy by approximately four feet;
- 9.Repair and repaint existing canopy fascia;
- 10.Restore mall entry on Blum Street façade restore clear glass storefront in locations that are currently filled in; and
- 11.Install multi-colored LED up-lights.

FINDINGS:

- a. The proposed repainting of metal work in the façade (item 1) is consistent with the Guidelines for Exterior Maintenance and Alterations 4.A.

- b. In their current condition, many of the cast stone sills (item 2) show signs of deterioration, largely due to water infiltration. Masonry elements should first be cleaned using the gentlest means possible consistent with the Guidelines for Exterior Maintenance and Alterations 2.A.iv. Any repairs should be made using in-kind materials that are compatible with the original in terms of composition, texture, color and detail consistent with the Guidelines for Exterior Maintenance and Alterations 2.B.i. Where original materials are deteriorated beyond repair, any replacement of original materials should not occur unless new materials have been field-verified to meet this Guideline.
 - c. The proposed power washing of the exterior should be approached with caution. According to the Guidelines for Exterior Maintenance and Alterations 4.A.iv, abrasive, strong chemical, sandblasting, or high-pressure cleaning methods should be avoided. Any cleaning should first be attempted in an imperceptible area at a lower pressure setting.
 - d. The proposed repairs to the canopy ceiling (item 4) are necessary due to water damage. The repairs would implement in-kind materials consistent with the Guidelines for Exterior Maintenance and Alterations 11.A and 11.B.
 - e. The proposed installation of recessed lighting (item 5) under the canopy would not change the profile of the canopy and would not distract from the façade of the building, consistent with the Guidelines for Exterior Maintenance and Alterations 5.B.iii.
 - f. The installation of egress doors (items 6 and 7) should be done in a manner that is compatible with the existing storefront, such as centered on an existing bay, consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.ii.
 - g. Due to the request by tenants for greater exposure to daylight, the applicant is requesting to reduce the existing canopy along Alamo Street by approximately 4 feet (item 8). The existing fascia would be removed and replicated/restored after structural members had been reduced in length. Early photographs of the Joske's Building indicate that the existing canopy is likely in its original condition. A reduction in width alters a known historic condition and is not consistent with the Guidelines for Exterior Maintenance and Alterations 11.A and 11.B.
 - h. Repairs and maintenance to the canopy's decorative elements such as the fascia (item 9) is consistent with the Guidelines for Exterior Maintenance and Alterations 11.B.
 - i. Reopening the former entrance and reinstallation of clear glass (item 10) restores known historic conditions and is consistent with the Guidelines for Exterior Maintenance and Alterations 10.B.ii. This work will improve the appearance of the storefront from the public right-of-way. Additional information regarding the present and proposed conditions of the entryway and storefront will be needed to fully assess the proposal in the future.
 - j. The requested LED lighting (item 11) was first presented as part of the master signage plan for the Rivercenter Mall. The use of lighting to highlight architectural features of historic buildings is encouraged. However, such lighting should be implemented as to not create a distraction, particularly within historic districts. White, ambient lighting would be more appropriate. Colored lighting should be limited to special occasions and holidays when special lighting is encouraged downtown.
1. Staff recommends approval of painting metal work as submitted based on finding a.
 2. Staff recommends approval of masonry repairs with the stipulation that any new materials be field tested and verified by staff and that no whole-sale replacements of historic cast stone elements occur without receiving an additional Certificate of Appropriateness based on finding b.
 3. Staff recommends approval with the stipulation power washing first be attempted in an imperceptible area at a lower pressure setting based on finding c.
 - 4&5. Staff recommends approval of repairing the canopy ceiling and installing lighting as submitted based on findings d and e.
 - 6&7. Staff recommends approval of installing new egress doors with the stipulation that their placement be revised to correspond to the existing storefront in terms of symmetry and dimensionality based on finding f.
 8. Staff does not recommend approval of reducing the canopy's width based on finding g.

9. Staff recommends approval of repairs to the canopy's fascia based on finding h.

10. Staff recommends approval of restoring the Blum Street entrance and reinstalling clear glass storefront with the stipulation that additional documentation regarding the current and proposed conditions are provided prior to applying for a Certificate of Appropriateness for final approval based on finding i.

11. Staff recommends approval with the stipulation that white lights are implemented and that the use of colored lighting is limited to special occasions or holiday lighting based on finding j.

COMMISSION ACTION:

The motion was made by Commissioner Valenzuela and seconded by Commissioner Feldman to approve with the following stipulations:

Item 1 – Approved as submitted based on finding a.

Item 2 – Approved with the stipulation that any new materials be field tested and verified by staff and that no whole-sale replacements of historic cast stone elements occur without receiving an additional Certificate of Appropriateness based on finding b.

Item 3 – Approved with the stipulation power washing first be attempted in an imperceptible area at a lower pressure setting based on finding c.

Items 4 & 5 – Approved as submitted based on findings d and e.

Items 6 & 7 – Approved with the stipulation that their placement be revised to correspond to the existing storefront in terms of symmetry and dimensionality based on finding f.

Item 8 – Denial based on finding g.

Item 9 – Approved as submitted based on finding h.

Item 10 – Approved with the stipulation that that additional documentation regarding the current and proposed conditions are provided prior to applying for a Certificate of Appropriateness for final approval based on finding i.

Item 11 – Approval with the stipulation that white lights are implemented and that the use of colored lighting is limited to special occasions or holiday lighting based on finding j. Applicant must work with staff on lighting possibilities.

AYES: Judson, Laffoon, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:45 P.M.

APPROVED



Michael Guarino
Vice-Chair